



# PLANNING COMMISSION SUMMARY OF ACTIONS

*This does not represent an official transcript of the Planning Commission Meeting, and is subject to minor change.*

LBR

September 12, 2002

Page 1

PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: None

//

The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

//

## COMMISSION MATTERS

Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON RZ-2002-HM-012, PCA-82-C-056 AND SE-2002-HM-014, H.B.L. INC., BE DEFERRED FROM SEPTEMBER 12, 2002 TO A DATE CERTAIN OF SEPTEMBER 19, 2002.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Moon not present for the vote.

//

Commissioner Wilson announced that the public hearing on RZ-2002-LE-005, Susan Wise Clay, would be deferred from September 19, 2002 to a date certain of October 17, 2002.

//

## FS-H02-15 - VoiceStream - 13865 Sunrise Valley Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY AT 13865 SUNRISE VALLEY DRIVE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Moon not present for the vote.

//

RZ-2002-SU-011 - EASTWOOD PROPERTIES (Decision Only)  
(Public Hearing held on September 11, 2002)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-SU-011, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 12, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE OF THE R-3 CLUSTER DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE OPEN SPACE PROVISIONS OF PARAGRAPH 4 OF SECTION 2-309 OF THE ZONING ORDINANCE TO ALLOW LESS THAN ONE ACRE OF THE OPEN SPACE AREA TO BE OUTSIDE OF THE FLOODPLAIN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND A WAIVER OF THE PFM STANDARD 2-0103-2 TO ALLOW MORE THAN 20 PERCENT OF THE LOTS TO BE ON A PIPESTEM.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

//

RZ-2002-PR-013 - TRUSTEES FOR OAKTON UNITED METHODIST CHURCH  
SE-2002-PR-035 - TRUSTEES FOR OAKTON UNITED METHODIST CHURCH

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-PR-013, SUBJECT TO EXECUTION OF THE DRAFT PROFFERS DATED AUGUST 27, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-PR-035, SUBJECT THE APPROVAL OF THE DEVELOPMENT CONDITIONS FOUND IN APPENDIX 2 OF THE STAFF REPORT DATED AUGUST 28, 2002, WITH THE FOLLOWING REVISION. ADD A NEW CONDITION NUMBER 10 AS FOLLOWS:

"THE ORIGINAL OAKTON UNITED METHODIST CHURCH IS LISTED ON THE FAIRFAX COUNTY INVENTORY OF HISTORIC SITES. PROPOSALS TO CHANGE THE EXTERIOR APPEARANCE OF THE CHURCH BUILDING, OR ITS SETTING, THAT REQUIRE A COUNTY BUILDING PERMIT OR OTHER CONSTRUCTION PERMIT, SHALL BE REFERRED TO THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF A BUILDING OR OTHER CONSTRUCTION PERMIT."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF MODIFICATIONS OF TRANSITIONAL SCREENING REQUIREMENTS TO ALLOW EXISTING VEGETATION TO REMAIN ALONG ALL LOT LINES, AS DEPICTED ON THE GDP/SE PLAT AS QUALIFIED BY THE SE CONDITIONS.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF BARRIER REQUIREMENTS ALONG ALL LOT LINES.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

//

SEA-98-V-042 - BELLE HAVEN COUNTRY CLUB, INC.

Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON SEA-98-V-042, BELLE HAVEN COUNTRY CLUB, INC., TO A DATE CERTAIN OF SEPTEMBER 19, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Kelso seconded the motion which carried unanimously.

//

RZ-2002-PR-008/FDP-2002-PR-008 - CHRISTOPHER MANAGEMENT, INC.

Commissioner Smyth MOVED TO DEFER THE DECISION ON THIS APPLICATION TO SEPTEMBER 19, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Alcorn and Byers seconded the motion which carried unanimously.

//

The meeting was adjourned at 10:20 p.m.  
Peter F. Murphy, Jr., Chairman